REPLACEMENT TENTATIVE MAP FOR COUNTY OF SAN DIEGO TRACT NO. 5463 10004 CHANNEL ROAD

SPECIAL ASSESSMENT ACT

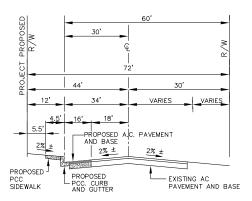
OWNER WILL REQUEST THE BOARD OF SUPERVISORS PERMISSION TO INITIATE PRECEEDINGS UNDER A SPECIAL ASSESSMENT ACT FOR CONSTRUCTION OF THE IMPROVEMENTS FOR WIDENING OF CHANNEL ROAD. IMPROVEMENTS ARE AS FOLLOWS, HOWEVER THEY ARE NOT LIMITED TO: CURB & GUTTER, P.C.C. SIDEWALK, A.C. PAVEMENT & BASE, STREET LIGHTS, AND STORM DRAINAGE FACILITIES.

OPEN SPACE SUMMARY

| TYPE | REQUIRED | PROVIDED |
|----------------------------|------------|------------|
| GROUP USEABLE OPEN SPACE | 1,200 S.F. | 1,632 S.F. |
| PRIVATE USEABLE OPEN SPACE | 400 S.F. | 400 S.F. |
| CHILDREN'S PLAY AREA | 400 S.F. | 400 S.F. |
| TOTALS: | 2,000 S.F. | 2,432 S.F. |

DWELLING UNIT & PARKING DATA

| DWELLING UNITS | OFF-STREET PARKING SPACES |
|---|---|
| 6 (SIX) 2 (TWO) BEDROOM UNITS 2 @ 1,238 S.F.=2476 S.F. 2 @ 1,288 S.F.=2576 S.F. 2 @ 1,298 S.F.=2596 S.F. 2 (TWO) 3 (THREE) BEDROOM UNITS 2 @ 1,253 S.F.=2506 S.F. TOTAL = 10,154 S.F. | (18 WILL BE ASSIGNED TO UNITS) 14 EA. GARAGE SPACES 4 EA. OPEN SPACES 1 EA. HANDI-CAP SPACE 19 EA. TOTAL SPACES |



SECTION CHANNEL ROAD NOT TO SCALE

LEGEND

INDICATES GROUP USEABLE OPEN SPACE
INDICATES CHILDREN'S PLAY AREA
INDICATES PRIVATE USEABLE OPEN SPACE

SOURCE OF TOPO:

AERIAL TOPO PROVIDED BY DMI, DATE OF FLIGHT AUGUST, 2005.

BENCH MARK

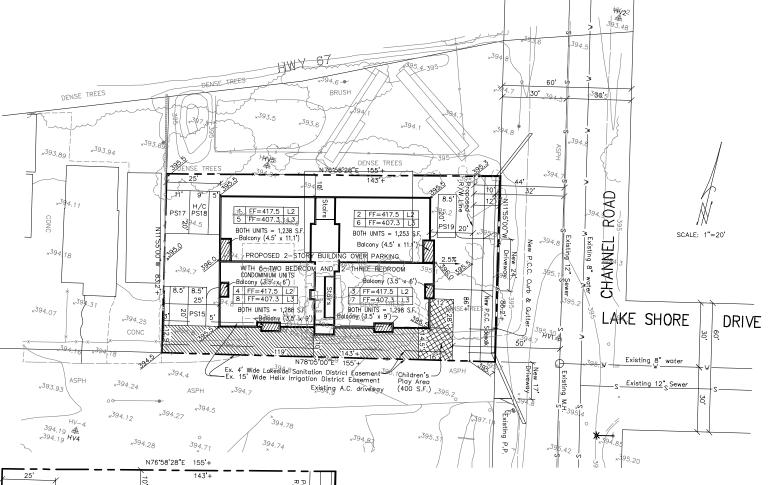
DESCRIPTION: A CHISELED SQUARE IN WEST END S.W.
IN FRONT OF WOOD FRAME STORE.

LOCATION: 75' SOUTH C.L. WOODSIDE AVENUE, 0.38 MI.
WEST OF LAKESIDE POST OFFICE.

RECORD FROM: E.C. 0041

ELEVATION: 398.242 DATUM: U.S.C. & G.S.

TERRA SURVEYING CONSULTANTS ITY HORSEMILL ROAD IL CAJON, CALIFORNIA 92021 PHONE/FAX (619) 328-9614



Channel Road Ch

PARKING DETAIL
SCALE: 1"=20'

NOTE: PS15 & PS16 ARE "GUEST PARKING SPACES"

OWNER:

JACK WASSON

SUITE 204

5480 BALTIMORE LANE

LA MESA, C.A. 91942

(619) 464-9700, FAX (619) 464-9725

JACK WASSON

LEGAL DESCRIPTION:

PORTION OF LOT 54 OF EL CAJON VALLEY COMPANY'S LANDS, IN COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 289, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 30, 1886 AND THAT PORTION OF SYCMORE STREET AS CLOSED TO PUBLIC USE NOVEMBER 6, 1902, BY ORDER OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN DIEGO.

ALL PARCELS WITHIN THIS SUBDIVISION SHALL HAVE A MINIMUM OF ONE HUNDRED SQUARE FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT ALLOWED BY THIS SUBDIVISION AS REQUIRED BY SECTION X OF THE SUBDIVISION ORDINANCE.

EXISTING ZONING:

| ZONE | | | | |
|----------------------------|--|---------------------|--|--|
| USE REGULATIONS | | RU29 | | |
| ANIMAL REGULATIONS | | Q | | |
| DEVELOPMENT REGULATIONS | DENSITY | 29 | | |
| | LOT SIZE (REQUIRED PER ZONE: 6,000 S.F.) | EXISTING 13,129 S.F | | |
| | BUILDING TYPE | L | | |
| | MAXIMUM FLOOR AREA | - | | |
| | FLOOR AREA RATIO | - | | |
| | HEIGHT | G | | |
| | LOT COVERAGE | - | | |
| | SETBACK | к | | |
| | OPEN SPACE | A | | |
| SPECIA | L AREA REGS. | В | | |
| | | | | |

LAND SURVEYOR:

TERRA SURVEYING CONSULTANTS
1179 HORSEMILL ROAD
EL CAJON. CA 92021

PHONE/FAX (619) 328-9614



SIGNATURE OF PERSON WHO PREPARED THIS TENTATIVE MAP:

GENERAL NOTES:

| 1. | TAX ASSESSORS NUMBER (APN): | 394-101-08 |
|----|-----------------------------|------------|
| | TAY DATE ADEA 87186 | |

- 2. THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 OF THE STATE OF CALIFORNIA CIVIL CODES, THE MAXIMUM NUMBER OF DWELLING UNITS IS 8.
- 3. GENERAL PLAN REGIONAL CATAGORY: CUDA
- 4. COMMUNITY PLAN AREA: LAKESIDE
- LAND USE DESIGNATION: (9) RESIDENTIAL
 ASSOCIATED PERMITS: SITE PLAN (STP 05-068).
- 7. GRADING IS PROPOSED
- 7. GRADING IS I ROLUSED
- 8. PARK DEDICATION: IN LIEU FEES TO BE PAID.
- 9. REQUESTED VARIANCE: N/A
- 10. EXISTING STREET LIGHTING PER CO. OF SAN DIEGO STANDARDS.
- 11. THE PARCEL IS NOT SUBJECT TO THE GROUND WATER ORDINANCE
- 12. THE UNDERGROUNDING OF THE EXISTING OVERHEAD FACILITIES HAS BEEN WAIVED BY THE BOARD OF SUPERVISORS PER DOCUMENT NO. _______.
- 13. THERE WILL BE INDIVIDUAL GAS AND OR ELECTRIC METERING PROVIDED FOR EACH UNIT AS SPECIFIED BY SECTION 81.110.b, OF THE COUNTY OF SAN DIEGO SUBDIVISION ORDINANCE.
- 14. ALL PARKING STALLS, INCLUDING THOSE BELOW GRADE, AND ALL HANDICAP STALLS SHALL PROVIDE A WHEEL STOP TO PREVENT DAMAGE TO THE BUILDING WALLS AND LANDSCAPING FROM VEHICULAR BUMBER OVER HANG.
- 15. THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWING STATA ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN VALID GRADING PERMISSIONS BEFORE COMMENCING SUCH ACTIVITY.
- 16. THERE ARE THREE EXISTING ON-SITE EASEMENTS THAT ARE NON-PLOTTABLE. THEY ARE WITH SAN DIEGO FLUME COMPANY, SAN DIEGO CALIFORNIA & EASTERN RAIL ROAD COMPANY, AND SAN DIEGO GAS & ELECTRIC COMPANY.

LOCATION AND STATUS OF EXISTING LEGAL ACCESS
TO SUBJECT PROPERTY FROM A PUBLICALLY

MAINTAINED ROAD: CHANNEL ROAD

WATER DISTRICT: PADRE DAM MUNICIPAL WATER DISTRICT, PADRE DAM

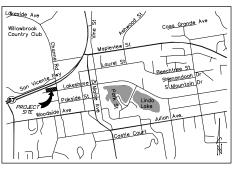
MUNI WATER IMP DIST C/LAKESIDE WATER DISTRICT LAND

SEWER DISTRICT: LAKESIDE SANITATION MAINTAINANCE DISTRICT L&I

FIRE DISTRICT: LAKESIDE FIRE PROTECTION DISTRICT

SCHOOL DISTRICT: GROSSMONT UNION HIGH SCHOOL DISTRICT

LAKESIDE UNION GEN ELEMENTARY SCHOOL DISTRICT



VICINITY MAP

REPLACEMENT TENTATIVE MAP FOR COUNTY OF SAN DIEGO TRACT NO. 5463 10004 CHANNEL ROAD

OCTOBER 3, 2005

REVISED DECEMBER 18, 2006 REVISED APRIL 11, 2007

REVISED JANUARY 7, 2008

REVISED JANUARY 22, 2008